
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	519 Fern Place, NW	Agenda
Landmark/District:	Takoma Park Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	March 25, 2021	X Alteration
H.P.A. Number:	21-213	New Construction
		Demolition

Owner Adrian Madsen, with plans prepared by Joseph Jarvis, seeks conceptual design review for a curb cut and driveway on the west side of their property in the Takoma Park Historic District.

Property History and Description

The property is located on the north side of the 500 block of Fern Street, which dead ends at the railroad and Metro tracks to the east. The house is one in a row of six identical two-story detached brick houses constructed in 1939 by builder Claude Livingston, Jr. and designed by architect George Santmeyer; there is an identical row of five houses across the street. The houses are modest in size and extremely narrow in footprint, a necessary result due to the narrow dimensions of their lots. While the other earlier houses on this block mostly have curb cuts and side yard driveways, none of the houses in this cluster of eleven constructed in 1939 do. Neither side of the block contains a rear yard alley.

The houses fall just within the period of significance for the Takoma Park Historic District (1880-1940).

Proposal

The project calls for a curb cut and concrete side yard driveway on the west side of the lot. [The concept application stipulates asphalt but the applicants have confirmed with HPO that they intend to use concrete, which is the more typical and compatible paving material for the historic district.]

Evaluation

While not found within this existing cluster of 1939 houses, curb cuts and side yard driveways are common on this block and in the surrounding historic district and would not be incompatible for this property.

Recommendation

The HPO recommends that the Review Board find the concept for a curb cut and concrete driveway to be compatible with the character and development pattern of the Takoma Park Historic District and that final approval be delegated to staff.

Staff contact: Steve Callcott